



**MINUTES  
HEARING OFFICER  
February 20, 2019**

**Public Meeting 6:00 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor  
Meeting Started: 6:05 P.M.  
Meeting Adjourned: 8:12 P.M.**

**Hearing Officer Present: Undine Petruilis**

**Acting Zoning Administrator: Luis Rocha**

**Staff Present: Beilin Yu, David Sinclair, Natsue Sheppard, Kristen Johnston**

**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**REGULAR CASES**

**A. CUP#6665: 1550 South Oak Knoll Avenue – Council District #7**

Conditional Use Permit: To allow the modification of an existing water reservoir (Major Utility Land Use). The project would entail removing a 136 square-foot building along the west side of the property, and the pump and electrical equipment within, and pumps on the south side of the property. A new 378 square-foot building is proposed in the northern part of the property to house the new pump station. A 23" DBH (diameter at breast height) Quercus agrifolia tree will be removed as part of the proposed project.

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Beilin Yu

***CONTINUED TO A DATE UNCERTAIN***

**HEARING OFFICER ACTION:** The Hearing Officer decided to continue to a date uncertain.

**B. CUP #6691: 165 South DeLacey Avenue – Council District #6**

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with and operation of an interactive bakery, a Personal Improvement Services land use (Duff's Cakemix).

**Staff Recommendation:**

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

***APPROVED WITH CONDITIONS***

***APPEAL DATE: March 4, 2019***

***EFFECTIVE DATE: March 5, 2019***

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and adopted conditions found in attachment B

**C. CUP#6705: 1539 East Howard Street – Council District #2**

Conditional Use Permit: To allow the establishment of a Private School (EF Academy International Boarding School) for up to 975 students, grades 9-12;

Conditional Use Permit: To allow the construction of two dormitories;

Minor Conditional Use Permit: To allow tandem parking

Minor Conditional Use Permit: To allow the construction of outdoor sport court/field lighting within 300 feet of a Residential zoning district.

Variance: To allow parking for the dormitories to not be covered;

Variance: To allow reduced on-site loading spaces;

Minor Variance: To allow increased fence height for campus perimeter security fencing and soccer field fencing; and

Private Tree Removal: To allow the removal of protected trees on private property.

**Staff Recommendation:**

1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314 (Minor additions to schools); and

2) Approve the Conditional Use Permits, Minor Conditional Use Permits, Variances, Minor Variance, and Private Tree Removals with conditions.

Case Manager: David Sinclair

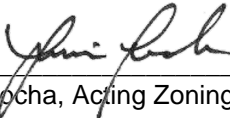
**APPROVED WITH CONDITIONS**

**APPEAL DATE: March 4, 2019**

**EFFECTIVE DATE: March 5, 2019**

<p><b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in attachment A and adopted conditions found in attachment B</p>
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**3. ADJOURNMENT**

  
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Luis Rocha, Acting Zoning Administrator

  
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Patrisia De La Torre, Recording Secretary